



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# HARD CORNER GROUND FLOOR RETAIL SPACE AT SONESTA HOTEL FOR LEASE IN CBD

**212 Loyola Avenue  
New Orleans, LA 70112**

**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
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carmen@sr-cre.com



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# HARD CORNER GROUND FLOOR RETAIL SPACE AT SONESTA HOTEL IN CBD

212 LOYOLA AVE., NEW ORLEANS, LA 70112

FOR LEASE

+/- 2,000 SF

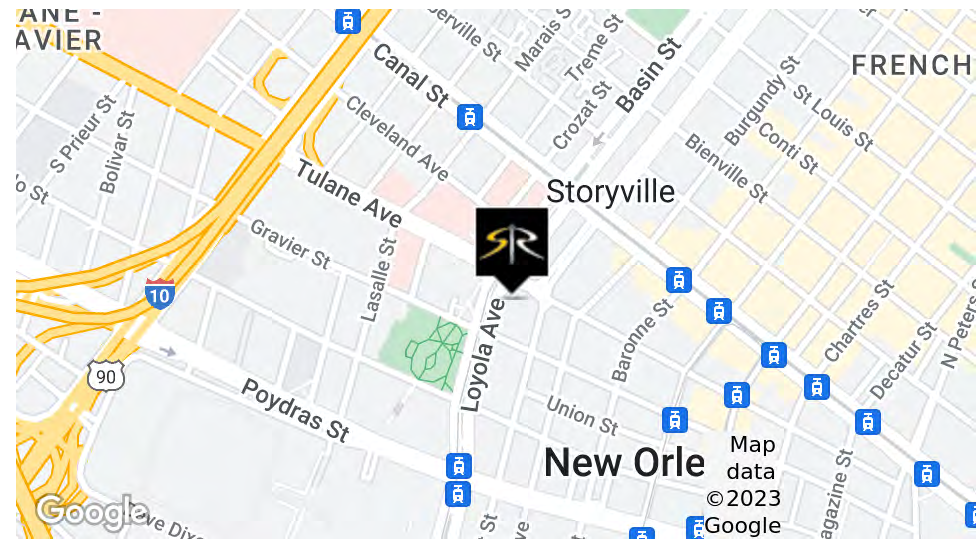


## OFFERING SUMMARY

LEASE RATE:	\$27.00 SF/yr (NNN)
AVAILABLE SF:	+/- 2,000 SF
FLOOR:	Ground Floor
BUILDOUT:	Vanilla Box/Build to Suit
BUILDING RENOVATED:	2020
ZONING:	CBD-1 (CORE CENTRAL BUSINESS DISTRICT)
TRAFFIC COUNT:	11,454/Cars per Day

## LOCATION OVERVIEW

Located on the signalized, hard corner of Loyola Ave. and Tulane Ave. in the core Central Business District of New Orleans, LA.



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## SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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## PROPERTY DESCRIPTION

Ideally Situated in the Historic Saratoga Building on the Bustling Hard Corner, this Ground Floor High-end Store-Front Downtown Retail Space is Located in the Walkable CBD near the Medical School and Super Dome and Poydras. This newly redeveloped Saratoga ES Suites is located in the heart of Downtown surrounded by burgeoning new growth and development with access to hospitality, penthouses, newly developed condos and high rises, thrilling bars and restaurants, as well as, sporting events, concerts and activities.

This +/- 2,000 SF retail space is located at the ground floor access of this new all-suite hotel, consisting of a mix of leisurely extended stay guest suites ranging from studio suites to penthouses. Surrounded by new development and strong day-time traffic and foot traffic, walking distance to Bourbon St., this newly rebranded hotel opened recently in 2020 and caters to the ever-changing vibrant mix of tourism, working travelers, and students and medical services.

This "vanilla box" space is surrounded by glass, high open ceilings, exposed brick and concrete floors and can be "built-to-suit" to provide the latest envisioning for the new entrepreneur offering a small bites restaurant, a craft beer and wine bar, a gourmet bakery, relaxing and curated bites and boards, bubbles, boutiques, and/or custom small batch crafted and brewed coffees offerings and/or many types of creative uses, this building caters to the student, the traveler, the explorer, or the eclectic serving both the needs of the neighborhood, short or long-term stay for both business or pleasure and/or medical needs. And in addition to the space described above, there's capability of a large, open-air, roof top bar. Contact Agent for more information.

This corner is on the high-traffic busy intersection of Tulane and Loyola Avenues serving the key arteries for downtown New Orleans. It provides the boundary for both the Central Business and Medical Districts and is walking distance to the CBD, Super Dome, and the French Quarter and Bourbon St.. It is ideally located within walking distance of medical care, universities, the new proposed Charity Hospital and Warwick Hotel mixed-use developments, Class A office space, city government and services, the Superdome, Smoothie King Center, theaters, restaurants, bars, shopping and more. Walking distance from medical, universities, office buildings, shopping and the French Quarter, with easy access to public transportation, bus lines, and famed streetcars.

This is the perfect location to access and provide service and commerce to the eclectic energy and many walks of life that New Orleans has to offer.

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**SONESTA HOTEL EXTERIOR**  
212 LOYOLA AVE., NEW ORLEANS, LA 70112

**+/- 2,000 SF**



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212 LOYOLA AVE., NEW ORLEANS, LA 70112

AVAILABLE FOR LEASE

**+/- 2,000 SF**



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212 LOYOLA AVE., NEW ORLEANS, LA 70112

**+/- 2,000 SF**

## 212 LOYOLA AVENUE FLOOR PLAN



### ZONING

CBD-1 CORE CENTRAL BUSINESS DISTRICT

Permitted Uses: Ideal for mixed-use development that accommodates a wide range of uses, including large office, financial, and commercial services for the local, regional, and national markets, retail, entertainment, and institutional uses. Include but are not limited to child and adult day care centers, grocery store, medical/dental clinic, personal service establishment, restaurant, and many others.

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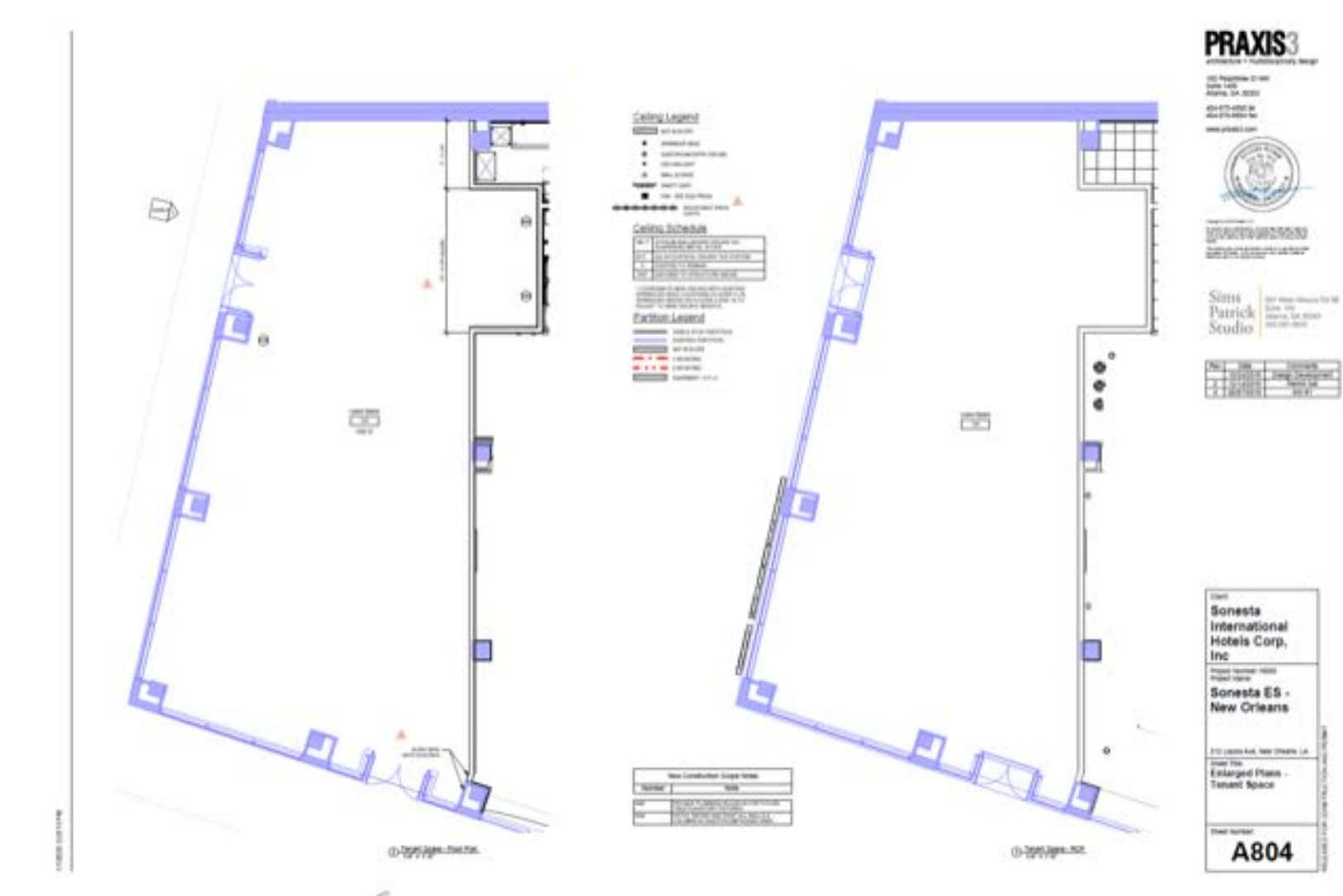


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# FLOOR PLAN HARD CORNER GROUND FLOOR RETAIL SPACE AT SONESTA HOTEL IN CBD

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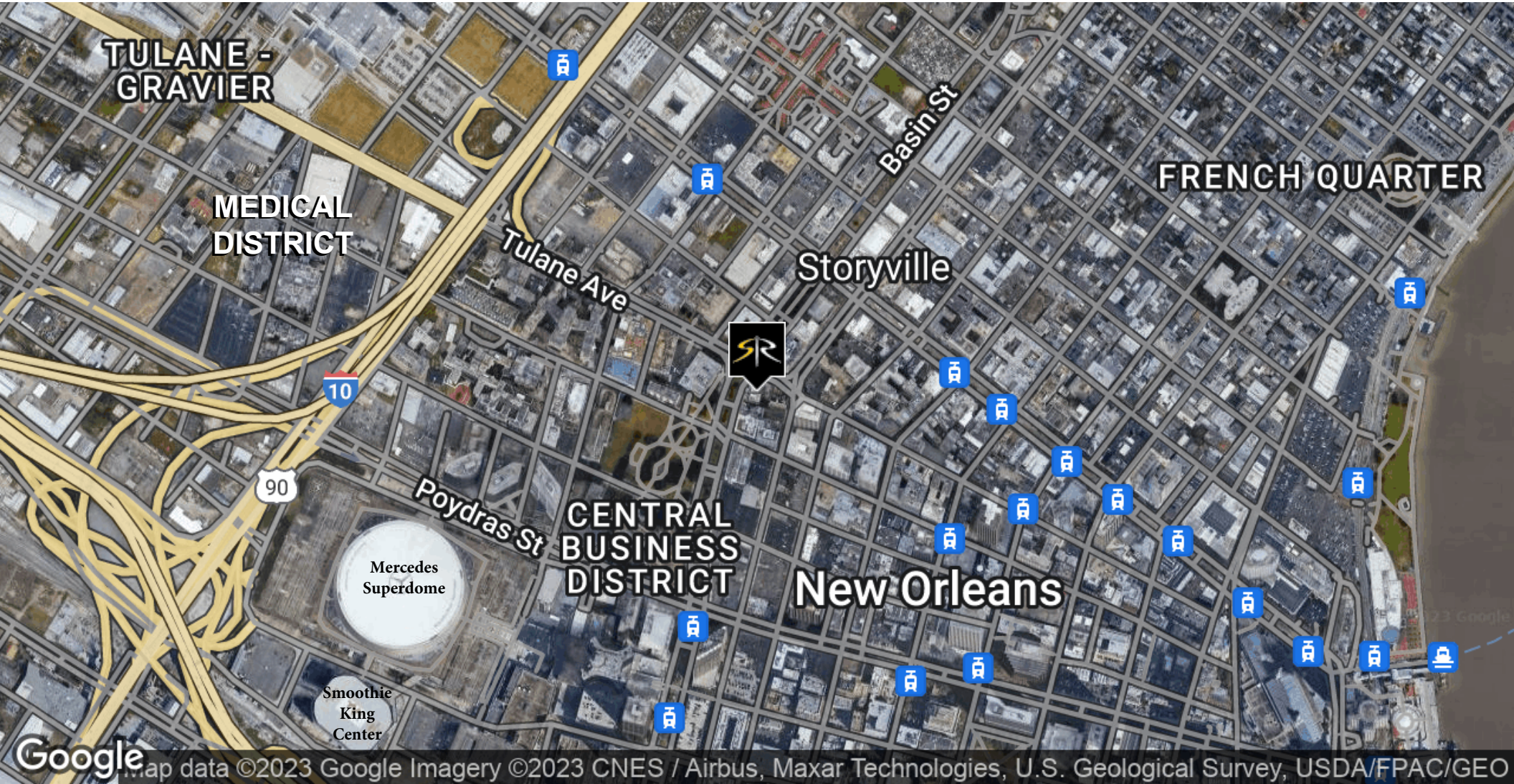
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AERIAL OVERVIEW

+/- 2,000 SF



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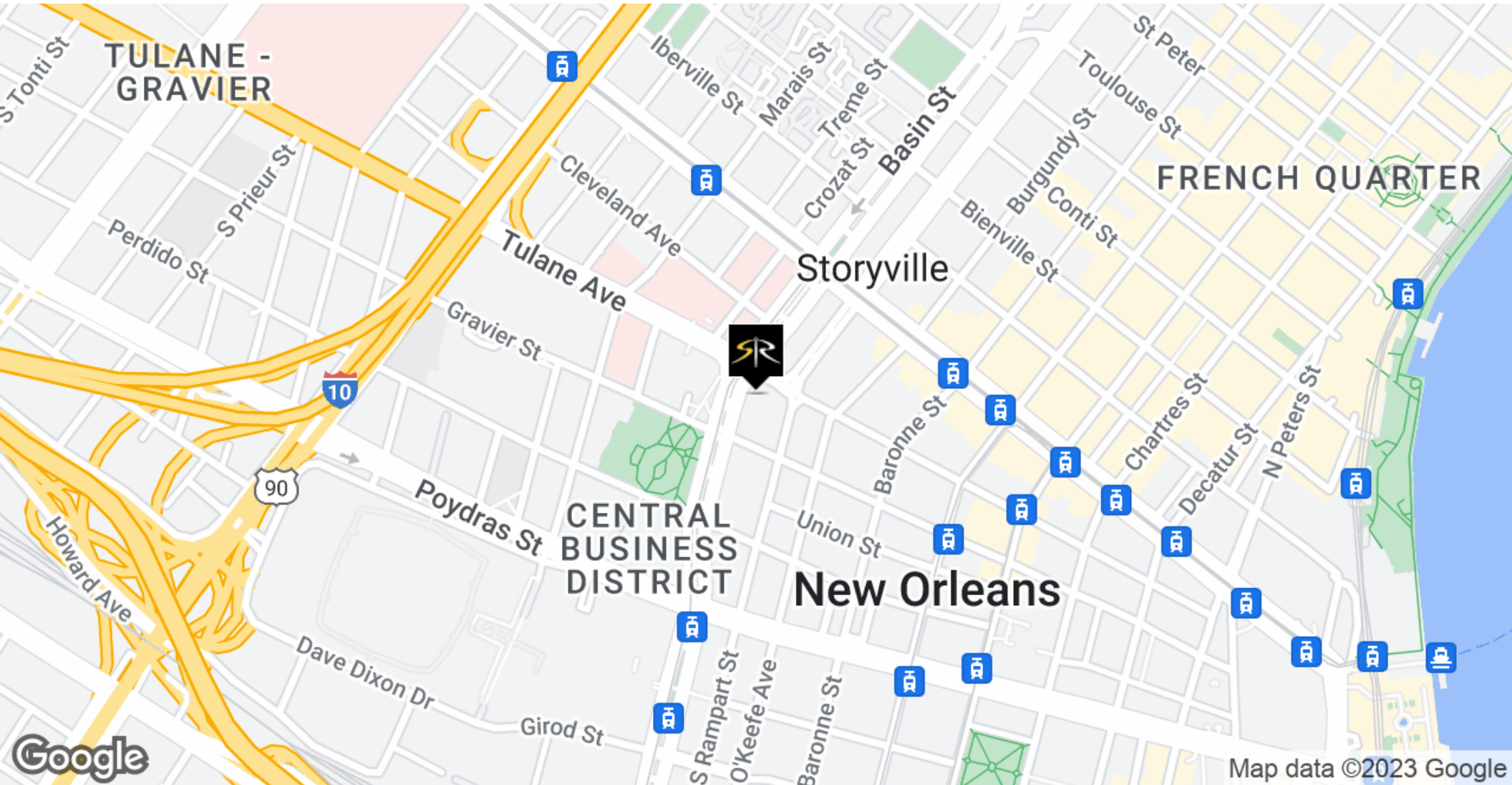
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LOCATION MAP

+/- 2,000 SF



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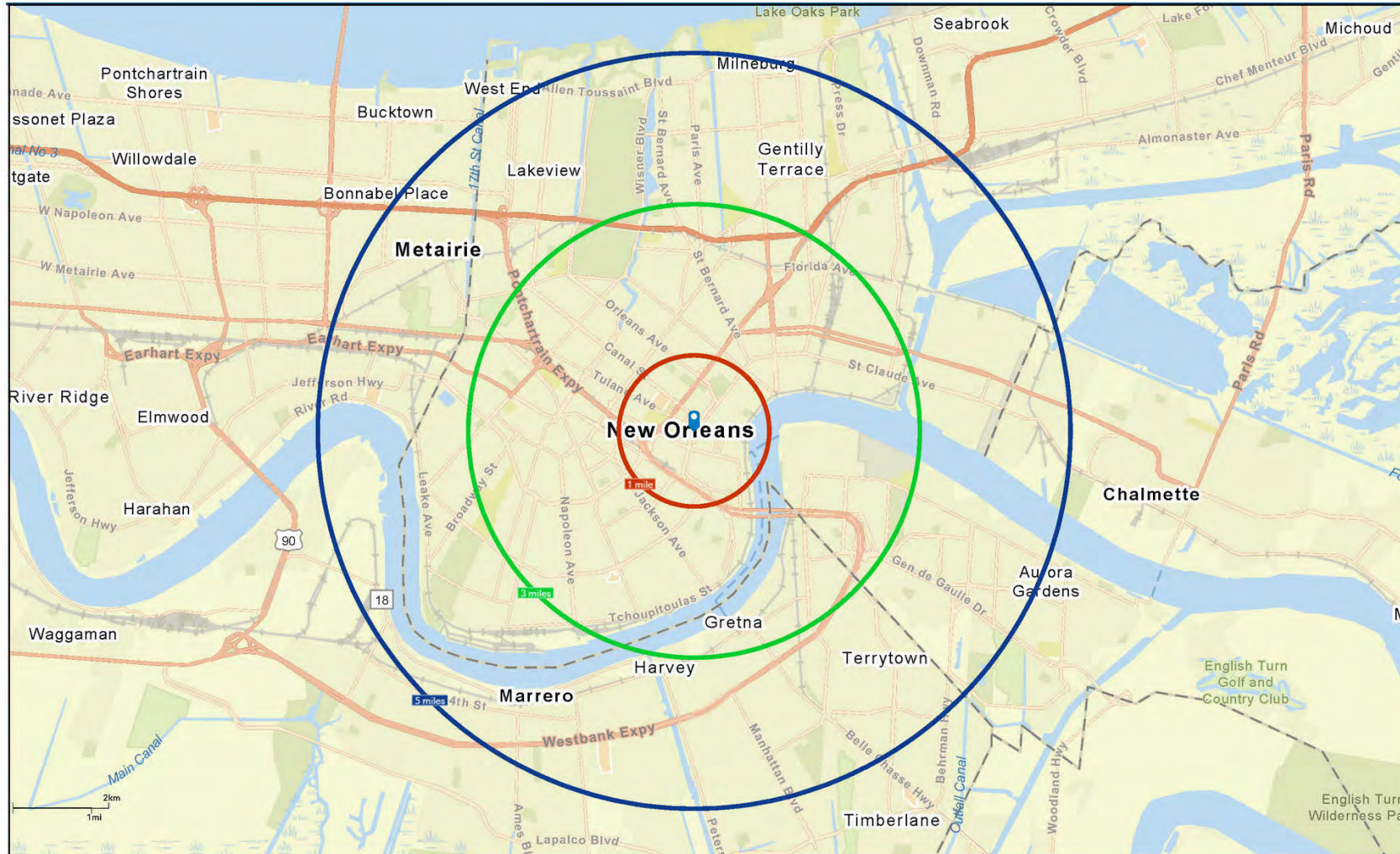
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212 LOYOLA AVE., NEW ORLEANS, LA 70112

1, 3, 5 MILE RADII MAP

+/- 2,000 SF



February 15, 2023

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# REGIONAL TRAFFIC COUNT MAP & CLOSE UP TRAFFIC COUNT MAP HARD CORNER GROUND FLOOR RETAIL SPACE AT SONESTA HOTEL IN CBD

212 LOYOLA AVE., NEW ORLEANS, LA 70112

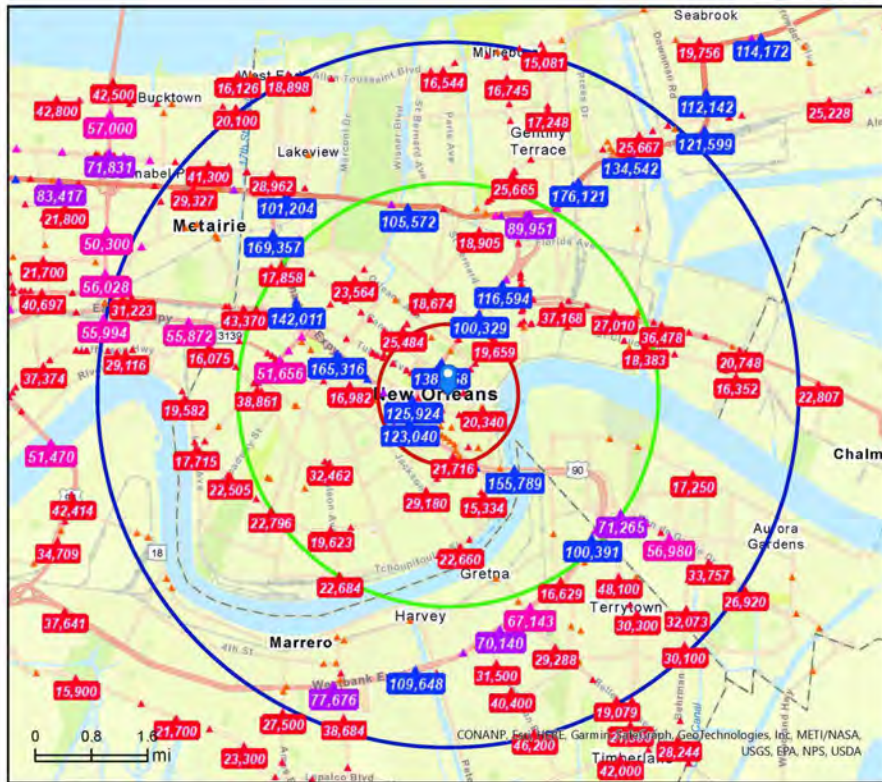
+/- 2,000 SF



## Traffic Count Map

212 Loyola Ave, New Orleans, Louisiana, 70112  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.95409  
Longitude: -90.07467



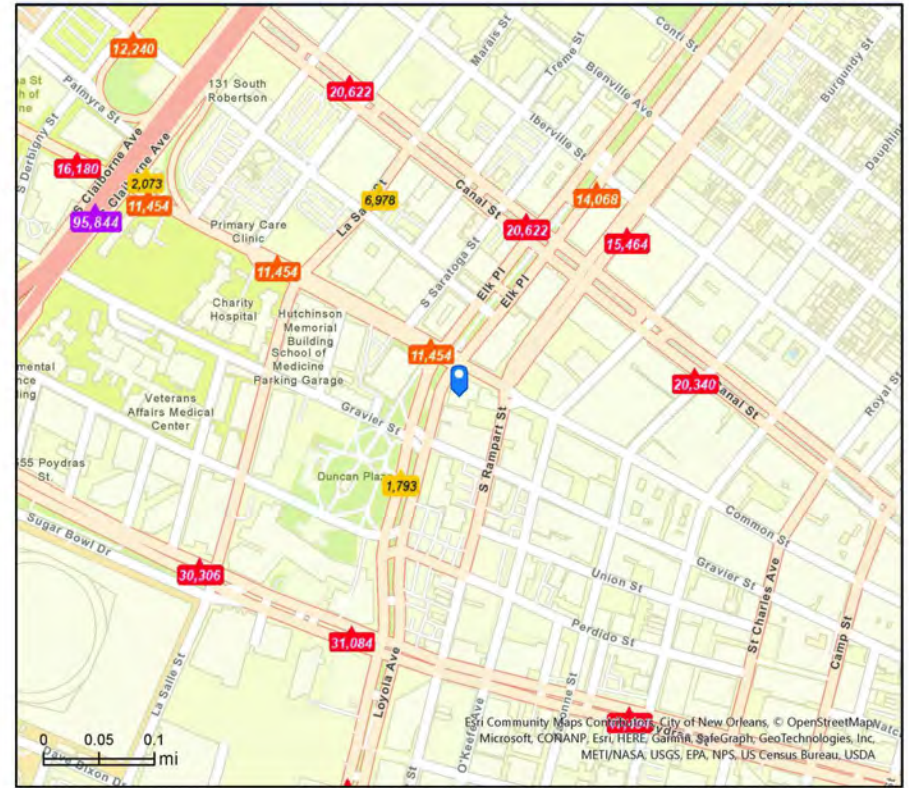
**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



## Traffic Count Map - Close Up

212 Loyola Ave, New Orleans, Louisiana, 70112  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.95409  
Longitude: -90.07467



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
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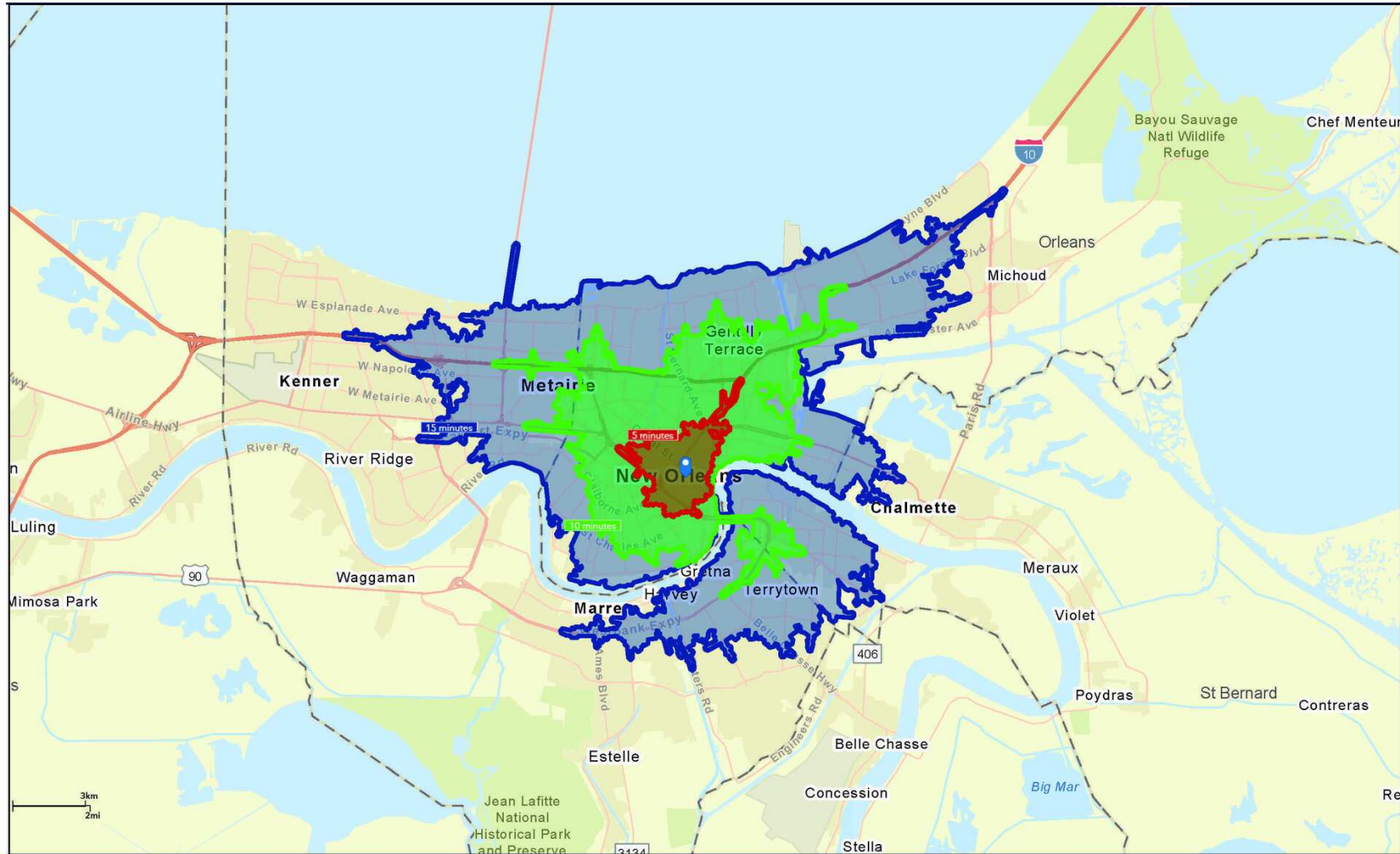


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DRIVE TIME MAP: 5, 10 15 MINUTES  
212 LOYOLA AVE., NEW ORLEANS, LA 70112

**+/- 2,000 SF**



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DEMOGRAPHICS

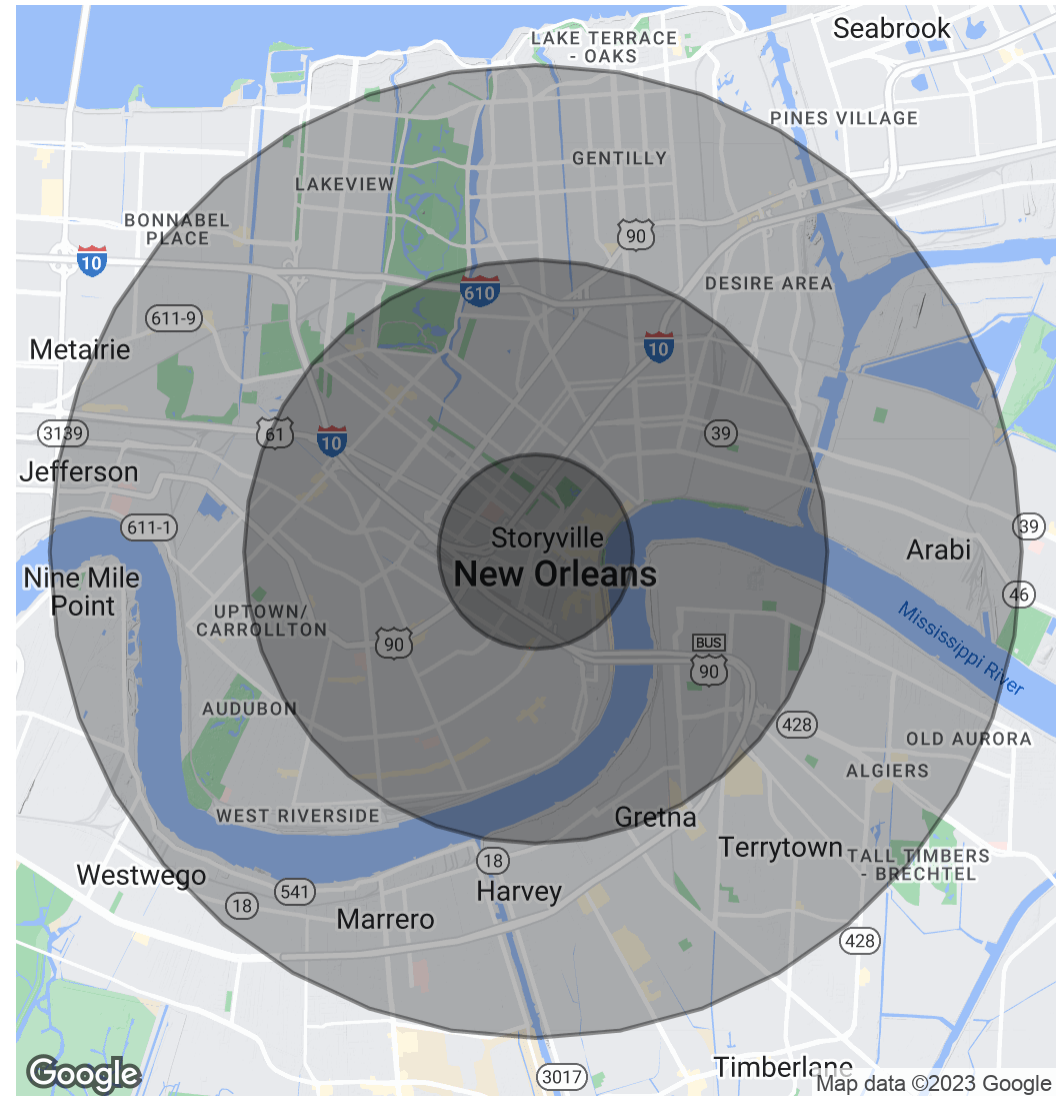
**+/- 2,000 SF**

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	14,887	184,428	369,465
<b>Average Age</b>	39.7	39.5	39.9
<b>Average Age (Male)</b>	39.0	39.0	38.7
<b>Average Age (Female)</b>	40.1	39.8	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	13,109	103,828	188,652
<b># Of Persons Per HH</b>	1.1	1.8	2.0
<b>Average HH Income</b>	\$45,107	\$54,486	\$61,200
<b>Average House Value</b>	\$275,980	\$295,577	\$284,098

\* Demographic data derived from 2020 ACS - US Census



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